



**Southern Regional Office (SRO)**  
**400 W. Congress, Suite 433, Tucson, AZ 85701**

**DRAFT Minutes of the  
Broadway-Pantano Water Quality Assurance Revolving Fund (WQARF) Site  
Community Advisory Board (CAB) Meeting – 34<sup>th</sup> meeting**

September 21, 2005, 6:30 - 8:00 p.m.  
William M. Clements Center  
8155 E. Poinciana Drive  
Tucson, Arizona

E-5460.14.6.1.2

CAB Members Present: Cheri Bludau, Judy Burns, Dolores Fife, James Garrett, Digger Jones, Aubrey McMullen, Wanda Ryckman, Jackie Olson, Jean Sabo, Ward Wallingford

CAB Members Absent: Patricia Gehlen, Janet Marcus

ADEQ Staff Present: Gretchen Wagenseller, Project Manager; Eileen Palese, Community Involvement Coordinator

Members of the Public Present: Jeffrey Drumm, Lee Lohman, Bruce Prior, Carla Casler, Michael Smith, Tom Kimmel

---

The meeting began at 6:45 p.m.

**1. Call to Order/Introductions**

Co-chair Judy Burns conducted introductions of CAB members and public participants.

**2. Site Investigation Update + Q&A**

Gretchen Wagenseller invited Jeffrey Drumm, City of Tucson Environmental Services, to report on the monitor well installations taking place at the site. He said that the BP-20 and BP-21 monitor wells were installed at the end of August. It took a week to develop the wells and then they were tested. Sampling results were not yet available at the time of the meeting. He said the city will sample these new wells in October and will report on the next quarter results at a future meeting. This new data will help determine if containment is taking place. He said the city has money in the budget for this work and he plans to meet with ADEQ and Tucson Water about doing additional work at the Broadway North Landfill.

CAB members commented that the shape of the plume on a display map display looks quite different from past configurations. Jeffrey Drumm explained that the additional information from the new wells will cause future changes in the shape of the plume. Gretchen Wagenseller said that the soil vapor extraction system, no longer operational on the Broadway North Landfill, will be disassembled with some of the parts being reused at other landfill sites in the city. She also said that an access agreement has been signed with the city to allow ADEQ to monitor six city groundwater wells. These wells will help when determining the final remedy. She said she will send September 2005 results to the CAB before the next meeting.

Gretchen Wagenseller reported on the trenching work KB Home has undertaken at the Broadway North Landfill. She said Aplomado is the contractor overseeing this work for KB Home. She distributed a map showing where the trenching took place and photos of the site after the holes were dug. She said the soil is separated from the waste. KB Home is looking at the feasibility of removing all of the waste from the area of the landfill where the trenching is being performed. She said they will now test the soil to determine what percentage is clean enough to be used to refill the holes. She said so far they have not found drums that appear to hold toxic waste; most of what was found was expected. Some medical waste was discovered.

Jim Garrett asked if there would be a risk in digging up landfill debris. Gretchen Wagenseller said there is a Health and Safety plan KB Home is following for particulate matter. They also got an air quality permit from Pima County. She said it is during the screening process that some dust may become airborne, but Pima County Department of Environmental Quality will observe this process. The site has to be wet down during the work. She said KB Home will continue to communicate with the neighborhood.

Gretchen Wagenseller said that the Broadway South Landfill is in the process of becoming part of the Broadway-Pantano WQARF Site. This move has been funded and a records review by ADEQ is in progress. She said ADEQ won't need to put in new groundwater monitor wells, but they may need to install some deeper soil vapor monitoring wells and will most likely perform some shallow soil vapor monitoring at the landfill. This transition will take place during this fiscal year; delays occurred during the time of contracting. The contractor will be Secor. She said other Tucson WQARF sites also received sufficient funding to continue work.

Gretchen Wagenseller updated the CAB about the Caylor property on the southeast corner of Prudence and Broadway, near the Hilton Hotel. This property falls under ADEQ's Voluntary Remediation Program. She said the land owner wants to prepare the property for development. She explained the voluntary program and said she hopes to take over this site because there is a shortage of project managers to handle it. The area might eventually become part of the WQARF site. She said the Broadway-South Landfill has areas of PCE detections in the shallow soil gas, but the concentrations were very low. Jean Sabo offered some historical information about the development of the area and the methane problems with past development. Gretchen Wagenseller said she may be speaking to her as part of the Remedial Investigation.

Jeffrey Drumm said that the city receives safety reports every month from the Fire Department on this area. He said the buildings are tested with methane monitors. He said they check for gas and for settlement at Kenyon Terrace. The city did a land swap with Kenyon Terrace because they wanted to build on landfill area. The city built a refuse center in return. He said two wells were installed in 2003 to monitor this area. They did not find any PCE or TCE, but they continue to monitor the wells every six months. He said they also check for landfill gas and hydrogen sulfide in these areas. He said the landfill ordinance is driven by methane gas. Jean Sabo said there was not a city landfill ordinance to guide development when the Hilton Hotel was built, then one was written which was very vague. She said the most recent revision in 2004 is better at addressing these problems. She said the situation has come a long way to more constant monitoring of the area.

### **3. Call to the Public**

No one wished to comment.

### **4. CAB Membership Discussion**

Judy Burns said this agenda item was included so that the CAB could discuss whether to actively recruit new members. She encouraged the public participants to join the CAB. The CAB discussed the number of members, which by statute can be no less than 5 and no more than 20 people. Judy Burns said that Patricia Gehlen told Eileen Palese that she would resign if the Board wishes her to because she has been unable to attend the meetings. Judy Burns said she has not attended since

February 2004. The CAB discussed whether to request her resignation if she is unable to commit to attending future meetings. The Broadway-Pantano CAB charter stipulates that the CAB “shall have from 12 to 20 members.” The board discussed whether to lower this requirement and requested that an item be placed on the next meeting agenda to revise the charter regarding membership numbers.

Eileen Palese explained the Open Meeting Law regarding continuing to conduct a meeting without a quorum present. As long as no voting takes place, it is acceptable to provide a site update, but it does not constitute an official meeting.

The CAB discussed ways to encourage people to attend board meetings and to consider joining the board. Many members say they speak to people in their neighborhoods about the site, but have difficulty getting them to attend CAB meetings or to consider joining the board.

Digger Jones motioned that the CAB change the minimum requirement for membership to a lower number and that this be added to the agenda for the next meeting. James Garrett seconded the motion. The CAB voted. All in favor; none opposed.

Wanda Ryckman raised the suggestion of whether to send out another mass mailing regarding CAB membership. The CAB discussed the past success of mailings and decided that to place an item in the newspaper might reach more people. Eileen Palese said she will see if this can be done right before the next meeting. Members asked how the Broadway-Pantano CAB compared to other CABs in the state, in terms of membership. She said this CAB had more members than most CABs, and had a terrific retention rate.

#### **5. Vote to Accept Resignation of CAB Members: Ries Lindley, Walter Schaffer**

Judy Burns said that the CAB has been unable to vote on two CAB member resignations due to a lack of a quorum at past meetings. Wanda Ryckman motioned to accept the resignations of Ries Lindley and Walter Schaffer. James Garrett seconded the motion. Dolores Fife added, “with regret,” and thanked them for their past service. The CAB voted. All were in favor; none opposed.

James Garrett suggested giving Patricia Gehlen one last chance to come to the next meeting. The CAB discussed this proposal and discussed how often the CAB is holding meetings. Eileen Palese said she will let Patricia Gehlen know that the CAB is requesting her resignation if she decides she cannot come to the next meeting and is unable to commit to attending future meetings.

#### **6. Approval of Minutes for 2/9/05 and 6/15/05 CAB Meetings**

Digger Jones moved to approve the minutes from the June 15, 2005, meeting. Wanda Ryckman seconded the motion. The CAB voted. All were in favor; none opposed.

#### **7. Nomination and Election of CAB Co-Chairs**

Judy Burns opened the floor for nominations for CAB co-chair positions. James Garrett nominated Judy Burns. She agreed to continue as co-chair. Wanda Ryckman nominated James Garrett. He also agreed to continue as co-chair. Wanda Ryckman made a motion to re-elect Judy Burns and James Garrett as Broadway-Pantano CAB co-chairs. Digger Jones seconded the motion. All were in favor; none opposed.

CAB members thanked Judy Burns and James Garrett for their continued service in facilitating the CAB meetings and co-chair duties.

#### **8. CAB Outreach Reports**

James Garrett said that he scheduled a seminar on water quality at the Arizona Small Business Association, and promoted the CAB in his newsletter, but he said he had to cancel the seminar because no one showed up. He said he will try again in a few months.

Dolores Fife said that she always mentions the CAB at her neighborhood association meetings and said she will take some CAB applications to the next meeting being held September 22.

Eileen Palese said that she and Melissa Hayes, ADEQ Community Involvement Coordinator, hosted a booth at the Tucson Association of Realtors 2005 Expo on September 13, 2005, at the Tucson Convention Center. She said they distributed information about Southern Arizona WQARF sites and provided information about the community advisory boards. She said that any time CAB members wish to have ADEQ come to present at their neighborhood association meetings to please let her know and she will arrange it.

#### **9. Other Administrative Business**

Eileen Palese said that she mailed additional information about Open Meeting Law and email to and from members of the public to the CAB for their information. This subject recently received publicity in the press.

CAB members commented on the WQARF FY 2006 Spending Plan report which Eileen Palese provided them and noted that the Broadway-Pantano site received the second highest funding level out of all the sites in the Tucson area.

Eileen Palese announced that Mike Fulton has been named the Director of the Southern Regional Office (SRO), and Matt Doolen has been named as the new Superfund Programs Unit Supervisor for SRO. She said Matt Doolen will most likely come to a future CAB meeting to introduce himself. He is currently the project manager for both the Park-Euclid and Miracle Mile WQARF sites and will continue to oversee these sites. She also said that Veronica Garcia, Manager, Outreach Unit, Planning and Outreach Section, Waste Programs Division, is now overseeing WQARF community involvement in the Phoenix office which is helping to reconnect the program, and she is considering planning a CAB co-chair meeting. Eileen Palese said she would keep the CAB informed about this plan.

Judy Burns said that James Garrett has offered to be on the WQARF Advisory Board mailing list and to monitor the upcoming agendas so that he can spot upcoming issues and report on items of interest to the CAB. She asked if that was satisfactory to the CAB. Everyone agreed. The board meets monthly and sometimes holds meetings in Tucson.

#### **10. Next Meeting Date/Agenda Discussion**

The next meeting of the Broadway-Pantano CAB will be held from 6:30 p.m. to 8:15 p.m., Wednesday, Dec. 7, 2005, at Eastside City Hall, Room A, 7575 E. Speedway, Tucson, AZ. Call Eileen Palese, ADEQ Community Involvement Coordinator, SRO, at (520) 628-6712, or email at palese.eileen@azdeq.gov, for meeting information and proposed agenda.

#### **11. Adjournment**

The meeting adjourned at 7:50 p.m.

*This meeting was recorded on cassette tapes as a record of the proceedings. To listen to the tapes or for additional documents mentioned in these minutes, contact ADEQ's Southern Regional Office, Community Involvement Office, 520/628-6712.*